146.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,400 / 770,400
					USE VALUE:	770,400 / 770,400
					ASSESSED:	770,400 / 770,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		COLBY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WERTHEIMER CAROL S--ETAL
Owner 2:	POTTER DAVID N
Owner 3:	
Street 1:	16 COLBY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1930, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6490.000	278,600		491,800	770,400
Total Card	0.149	278,600		491,800	770,400
Total Parcel	0.149	278,600		491,800	770,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.83 | /Parcel: 445.83

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 95943

GIS Ref

GIS Ref

Insp Date 05/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 146.0-0003-0008.0

!11424!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	278,600	0	6,490.	491,800	770,400		Year end	12/23/2021
2021	101	FV	269,300	0	6,490.	491,800	761,100		Year End Roll	12/10/2020
2020	101	FV	269,300	0	6,490.	491,800	761,100	761,100	Year End Roll	12/18/2019
2019	101	FV	223,000	0	6,490.	461,000	684,000	684,000	Year End Roll	1/3/2019
2018	101	FV	216,800	0	6,490.	381,100	597,900	597,900	Year End Roll	12/20/2017
2017	101	FV	216,800	0	6,490.	350,400	567,200	567,200	Year End Roll	1/3/2017
2016	101	FV	216,800	0	6,490.	319,600	536,400	536,400	Year End	1/4/2016
2015	101	FV	204,000	0	6,490.	313,500	517,500	517,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:29:45

LAST REV

Date	Time
11/02/18	12:18:31
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11424

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20004-98		8/1/1989		238,600	No	No		Y

USER DEFINED

Prior Id # 1:	95943
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2016	618	New Wind	20,292					windows and doors
3/5/1998	115	Redo Bat	11,000					REMODEL BATH
7/28/1997	441	Porch	3,225					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	Inspected	BS	Barbara S
4/26/2018	MEAS&NOTICE	BS	Barbara S
11/12/2008	Meas/Inspect	355	PATRIOT
2/14/2000	Inspected	263	PATRIOT
1/4/2000	Measured	163	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6490		Sq. Ft.	Site		0	80.	0.95	9									491,760						491,800	

Total AC/HA:	0.14899	Total SF/SM:	6490	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	491,760	Spl Credit		Total:	491,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.25763893
Const Adj.:	0.99989998
Adj $ / SQ:	138.326
Other Features:	95500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378469
Depreciation:	99916
Depreciated Total:	278553

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

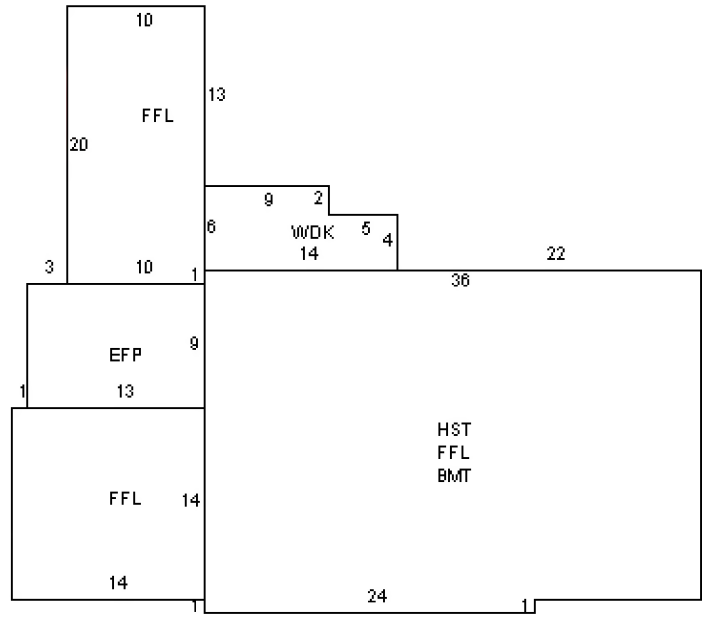
No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.33
Special Features:	0	Val/Su Net:	99.25
Final Total:	278600	Val/Su SzAd	161.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,284	138.330	177,611
BMT	Basement	888	41.500	36,850
HST	Half Story	444	138.330	61,417
EFP	Enclos Porch	117	50.490	5,907
WDK	Deck	74	16.000	1,184

Net Sketched Area:	2,807			Total:	282,969
Size Ad	1728	Gross Area	3251	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	